

1 MINUTES OF THE

2
3 August 16, 2007 Meeting of the

4
5 Easton Planning & Zoning Commission

6
7 Members Present: John Atwood, Chairman, and members, Tom Moore, Dan Swann, Steve
8 Periconi, and Linda Cheezum.

9
10 Members Absent:

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12 Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Ranger Planner, Zach
13 Smith, Current Planner, and Stacie Rice, Planning Secretary.

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15 Staff Absent: None.

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17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
18 1:00 p.m. The first order of business was the approval of the minutes of the Commission's
19 meeting of July 19, 2007. Upon motion of Mr. Swann, seconded by Mrs. Cheezum, the
20 Commission voted 5-0 to approve the July minutes.

21
22 This first item discussed was **Caldwell's Crossing**. This property is located on the
23 north side of North Street, east of the Rail Trail, south of Cannery Square. The applicant's
24 agent, Bill Stagg, is requesting planned redevelopment review to construct 44 residential
25 dwelling units. Four single family detached houses, 2 duplexes, and three 3 story
26 condominium apartment buildings. The site consists of 2 parcels of land, the larger parcel is
27 currently undeveloped and the smaller parcel is developed with a commercial building
28 currently being used for automotive repair. They propose to demolish the existing building
29 and construct 44 residential units. The site borders Cannery Square which is currently
30 contemplated as phase 2 of this development; however phase 2 is not a part of this
31 application. The design of single family dwelling and duplex structures appears to be typical
32 of this area of Town. The multi-family buildings are approximately 110 feet wide by 64 feet
33 deep. They will be approximately 45 feet tall. The buildings will be sided in brick and in
34 hardi-plank. The front elevations incorporate a large proportion of windows and other
35 architectural details. The rear elevations incorporate some of the features but to a lesser
36 degree. The proposed landscaping appears adequate for the site and incorporates
37 landscaping where ever opportunities exist within the desired development. Additional trees
38 could be planted along the Rail Trail across the frontage of the property. The single family
39 dwelling and duplex units would have 2 off street parking spaces on each individual lot. The
40 application proposes 59 off street parking spaces to be shared by the 36 condominium units
41 (1.6 spaces per unit). The project will also create some on street parking opportunities on
42 public streets that do not exist today. Mr. Burlbaugh, with Elm Street Development
43 explained that they are not proposing to have any affordable unit, however they do plan to
44 make a contribution to the affordable housing board. They are also proposing to make a
45 contribution to the State Highway Administration for road upgrades. Robert Eberhardt,
46 who resides on North Street felt as though this was a good project, but was concerned about
47 the traffic impacts. Pete Johnston also spoke in regards to the project and felt that is would
48 be a good addition to the Town. Upon motion of Mr. Swann, seconded by Mr. Periconi the
49 Commission voted 4-1 (Mr. Atwood opposed) to approve the PRD site plan and subdivision
50 and forwarded positive recommendations to the Board of Zoning Appeals (BOZA) for the
51 *Special Exception* uses of single family detached, duplex and multi-family dwellings. The
52 following conditions were included in the approval:

7 In addition to the improvements shown on the plan the developer is responsible for:

- 8
9 1.) Improving the south side of North Street to Town Standards along the frontage of
10 the property.
11 2.) Improving East Ave. to Town standards from Goldsborough Street north to the
12 project site.
13 3.) Contributing 40% of the required contribution for the Goldsborough Street / U.S.
14 Route 50 intersection as outlined in Town of Easton Ordinance 509. To be paid at
15 the issuance of the 1st building permit.
16 4.) Traffic calming measures (to be determined by the Town's Staff) at the
17 Goldsborough Street / Rail Trail intersection
18 5.) The developer will contribute \$1,000.00 per unit to the Town of Easton Affordable
19 Housing Fund (to be paid prior to issuance of each respective building permit)
20 6.) The side elevations of the multi-family buildings will be enhanced architecturally and
21 treated as front facades
22 7.) The community HOA will be responsible for all common areas including but not
23 limited to the maintenance of any storm water management facilities.
24

25 The next item on the agenda was **219-221 Dover Street** requesting sketch site plan
26 review for a 13,040 square foot office building. The site is located on the North side of
27 Dover Street, east of Hammond Street and South of Federal Street. The site is currently
28 improved with 1 single family detached home. The applicant's agent, Bill Stagg, explained
29 they are proposing to demolish the existing structure and construct a new 2 story building.
30 Proposed architecture would be primarily brick, with a generous portion of windows, and
31 other architectural details. They are proposing a hip roof, and proposed height would be 37
32 feet tall. The applicant is proposing to construct 14 off street parking spaces on site and
33 feels there is adequate off street parking surrounding this property. The landscaping will be
34 in compliance with the Zoning Ordinance requirements. Mr. Albert Brooks, a neighboring
35 property owner was concerned with the parking. Upon motion of Mrs. Cheezum,
36 seconded by Mr. Moore the Commission voted 5-0 to approve the sketch site plan
37 conditioned on moving utility lines underground, and using pervious pavers for the parking
38 lot.
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40 The next item was from staff concerning **Easton Commons Subdivision**. Mr.
41 Hamilton asked that the Commission authorize their Chairman to sign the plat. Upon
42 motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 5-0 to authorize
43 Mr. Atwood to sign the plats for Easton Commons.
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45 The next item was also from staff concerning **Fishing Cove Builders**. The
46 Commission felt the proposed use was an office park rather than simply an office, and
47 acknowledged that per the Zoning Ordinance office parks are not permitted in the R-10A
48 Zoning District. The Commission did indicate that in general they would support the
49 project with the stipulation that a change was made to either the zoning of the property
50 and/or the Zoning Ordinance that would permit the proposed use at this location. The
51 Commission clearly stated that regardless of the merits the proposed project they could not
52 support at this time due to its direct conflict with the Table of Permitted Uses in the Zoning
53 Ordinance.
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7 The next item was from staff concerning the **Londonderry Plat** which has been
8 revised to show the highly erode able soils on the site. Upon motion of Mr. Periconi,
9 seconded by Mr. Swann the Commission voted 5-0 to approve the revised Londonderry Plat
10 dated July 10, 2007.
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12 Mrs. Cheezum discussed with the Commission her concerns regarding traffic
13 congestion at the intersection of Route 50 and Goldsborough Street. She asked that a letter
14 be sent to the State Highway Administration expressing the Commission's concerns
15 regarding this intersection. Upon motion of Mrs. Cheezum, seconded by Mr. Periconi, the
16 Commission voted 5-0 to forward a letter to the State asking them to look at the intersection
17 and possible improvements.
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19 The next item discussed was from staff concerning the **Amish Farmers Market**.
20 Mr. Hamilton explained that at the July Planning Commission meeting the Commission
21 voted 2-2 to place portable storage sheds on the parking lot adjacent to the Farmers Market.
22 Mr. John Hurt, representing the Amish Market was unaware that this item was going before
23 the Commission in July and wanted to have an opportunity to talk to the Commission
24 himself. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 5-0
25 to re-address the issue of the storage sheds. The Commission discussed the location of the
26 sheds and the idea of the sheds being placed on Potter's Field which is a grassy area just
27 beyond the parking lot of the Farmers Market. Mr. Hurt plans to talk to the Mayor about
28 the relocation of the sheds. Upon motion of Mr. Periconi, seconded by Mr. Swann the
29 Commission voted 5-0 to approve the request of the sheds being placed on the parking lot
30 for 1 year from today's date.
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32 The next item was also from staff concerning **8703 Ocean Gateway**. The
33 Commission further discussed the possibility of locating a model home at 8703 Ocean
34 Gateway to be used as a sales office and an associated parking waiver request that would
35 become part of the application. The Commission indicated that they would not support a
36 parking waiver under the proposed conditions due to foreseeable administrative and
37 enforcement issues.
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39 The next item was from staff concerning a **Temporary Use for GM Giant**. The
40 first event would occur Wednesday, August 29th through Tuesday, September 4th, second
41 event Wednesday, September 5th through Tuesday, September 11th for customer appreciation
42 and the third event would be a Chicken BBQ organized by Easton Volunteer Fire
43 Department for September 1st, 3rd, 7th and 8th. The events would take place between the
44 Chevy Dealership and the Buick Dealership. They are proposing to have a tent and moon
45 bounce for all events. Upon motion of Mr. Swann, seconded by Mr. Periconi, the
46 Commission voted 5-0 to approve the temporary use for GM Giant.
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48 **Zoning Ordinance Amendment options for I-1 District/Personal Services.** The
49 final item discussed was a staff item presented by Mr. Thomas. He explained that this was
50 merely a follow-up to last month's Commission meeting when Mr. Hamilton's decision
51 relative to a proposal to offer limited hair-care services as part of a massage therapy business
52 was supported, but the staff was also instructed to draft an amendment
53 to the Ordinance to allow what the applicant was proposing. Mr. Thomas presented three
54 options for how this might be accomplished and pointed out that they were not necessarily
55 mutually exclusive. The first option is to develop a new zoning district, as has been
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6 discussed conceptually in the past, and permit the use as proposed by the applicant. The
7 new zoning district would be a commercial office/business park type district. The second
8 option would amend the definition of the use “Personal Services such as shoe repair, beauty
9 parlors, etc...” in such a way as to allow the use described by the applicant. The third
10 option would be to add and define the use “Massage Therapy” to the Ordinance and include
11 in the definition any ancillary use to massage. After brief discussion the Commission
12 indicated that they felt the most appropriate option was to pursue the second option for a
13 near-term solution and to look at the first option longer-term as part of the next
14 Comprehensive Rezoning process.
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16 There being no further business the meeting was adjourned at 3:25 p.m. by motion
17 of Mr. Periconi, seconded by Mrs. Cheezum.
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19
20 Respectfully submitted,
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24 Stacie S. Rice
25 Planning & Zoning Secretary
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